

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Mr. Ashish Shambhunath Jha & Mrs. Savitridevi Shambhunath Jha**

Residential Flat No. 701, 7th Floor, Wing – B, "**Krishna Heights Co-op. Hsg. Soc. Ltd.**", Village - Tisgaon, Kalyan (East), Thane – 421 306, State – Maharashtra, Country – India.

Latitude Longitude: 19°13'06.1"N 73°07'55.7"E

Valuation Done for:

State Bank of India

RACPC Sion Branch

B-603 & 604, Kohinoor City, Commercial-1 6th Floor, Kirod Road, Off L.B.S. Marg, Kurla (West), Mumbai, Pin Code – 400 070, State – Maharashtra, Country – India.

Vastukala Consultants (I) Pvt. Ltd.

Mumbai • Delhi NCR • Aurangabad • Nanded • Indore • Pune

Raipur • Jaipur • Ahmedabad • Rajkot • Thane • Nashik

Valuation Report Prepared For: SBI RACPC Son Branch/ Mr. Ashish Shambhunath Jha (22732 / 38930)

Page 2 of 25

VastuMumbai/01/2022/22732/38930

27/10-321-SBN

Date: 27.01.2022

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 701, 7th Floor, Wing – B, "Krishna Heights Co-op. Hsg. Soc. Ltd.", Village Tisgaon, Kalyan (East), Thane – 421 306, State – Maharashtra, Country – India belongs to Mr. Ashish Shambhunath Jha & Mrs. Savitridevi Shambhunath Jha.

Boundaries of the property.

North	: Internal Road / Open Plot
South	: Internal Road / Sai Leela Galaxy Building
East	: Rai Heaven Building
West	: Internal Road / Gopal Krishna Park CHSL

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed for this particular purpose at ₹ 66,59,280.00 (Rupees Sixty Six Lakh Fifty Nine Thousand Two Hundred Eighty Only).

The valuation of the property is based on the documents produced by the concern. Legal aspects have not been taken into considerations while preparing this valuation report.

Hence certified

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Sharadkumar B. Chalikwar
ar B.
Chalikwar

Digitally signed by
Sharadkumar B. Chalikwar
DN: cn=Sharadkumar B.
Chalikwar, o=Vastukala
Consultants (I) Pvt.Ltd., ou,
email=icmdevastukala.org, c=IN
Date: 2022.01.27 18:37:50
+05'30'

C.M.D.

Director

**Sharadkumar B. Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. (N) CCIT/1-14/52/2008-09

SBI Empanelment No.: SME/TCC/2021-22/85/13

Encl: Valuation report.

Mumbai

121, 1st Floor, Akruti Star,
Central Road, MIDC,
Andheri (E), Mumbai - 400 093,
(M.S.), INDIA

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Nanded

28, S.G.G.S. -
Stadium Complex,
Gokul Nagar,
Nanded - 431 602, (M.S.), INDIA

Tel. : +91 2462 244288

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Aurangabad

Plot No. 106, N-3, CIDCO,
Aurangabad - 431 005,
(M.S.), INDIA

Tel. : +91 240 2485151

Mobile : +91 9167204062

+91 9860863601

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Valuation Report Prepared For: SBI/ RACPC Sion Branch/ Mr. Ashish Shambhunath Jha (22732 / 38930)

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Sharadkumar B. Chalikwar
Digitally signed by Sharadkumar B. Chalikwar
DN: cn=Sharadkumar B. Chalikwar, ou=Vastukala Consultants (I) Pvt.Ltd., ou=email@cmdbvastukala.org, c=IN
Date: 2022.01.27 18:37:00 +05'30'

C.M.D.

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To,
The Branch Manager,
State Bank of India
RACPC Sion Branch
 B-603 & 604, Kohinoor City, Commercial-1,
 6th Floor, Kirod Road, Off L.B.S. Marg, Kurla
 (West), Mumbai, Pin Code – 400 070,
 State – Maharashtra, Country – India.

VALUATION REPORT (IN RESPECT OF FLAT)

I		General	
1.	Purpose for which the valuation is made	:	To assess realizable value of the property for Banking Purpose.
2.	a) Date of inspection	:	25.01.2022
	b) Date on which the valuation is made	:	27.01.2022
3.	List of documents produced for perusal:		
	i) Copy of Agreement for sale and transfer dated 10.01.2022 (8 Pages from Agreement)		
	ii) Copy of Part Occupancy Certificate No. KDMP / NRV / CC / KV / 76 dated 30.05.2016 issued by Kalyan Dombivali Municipal Corporation.		
	iii) Copy of Commencement Certificate No. KDMP / NRV / BP / KV / 360-116 dated 25.08.2009 issued by Kalyan Dombivali Municipal Corporation.		
4.	Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)	:	Mr. Ashish Shambhunath Jha & Mrs. Savitridevi Shambhunath Jha <u>Address:</u> Residential Flat No. 701, 7 th Floor, Wing – B, "Krishna Heights Co-op. Hsg. Soc. Ltd.", Village Tisgaon, Kalyan (East), Thane – 421 306, State – Maharashtra, Country – India. <u>Contact Person:</u> Mr. Ashish Jha (Owner) Contact No. 8898791973 Joint Ownership Details of ownership share is not available
5.	Brief description of the property (Including Leasehold / freehold etc.)	:	The property is a residential flat located on 7 th floor. The composition of flat is 3 Bedrooms + Living Room + Kitchen + 3 Toilets + Open Terrace (i.e. 3 BHK + 3 Toilets + Open Terrace). The property is at 2.9 Km. travelling distance from nearest railway station Kalyan.
6.	Location of property	:	
	a) Plot No. / Survey No.	:	Survey No. 53, Hissa No. 5, 6 & 7
	b) Door No.	:	Residential Flat No. 701



	c)	T.S. No. / Village	:	Village – Tisgaon
	d)	Ward / Taluka	:	Taluka – Kalyan
	e)	Mandal / District	:	District – Thane
	f)	Date of issue and validity of layout of approved map / plan	:	As Part Occupancy Certificate is received may be assumed that the construction is as per sanctioned plan.
	g)	Approved map / plan issuing authority	:	
	h)	Whether genuineness or authenticity of approved map/ plan is verified	:	No
	i)	Any other comments by our empanelled valuers on authentic of approved plan	:	No
7.		Postal address of the property	:	Residential Flat No. 701, 7 th Floor, Wing – B, "Krishna Heights Co-op. Hsg. Soc. Ltd.", Village Tisgaon, Kalyan (East), Thane – 421 306, State – Maharashtra, Country – India.
8.		City / Town	:	Kalyan (East), Thane
		Residential area	:	Yes
		Commercial area	:	No
		Industrial area	:	No
9.		Classification of the area	:	
	i)	High / Middle / Poor	:	Middle Class
	ii)	Urban / Semi Urban / Rural	:	Urban
10.		Coming under Corporation limit / Village Panchayat / Municipality	:	Village – Tisgaon Kalyan Dombivali Municipal Corporation
11.		Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area	:	No
12.		Boundaries of the property		As per actual Site
		North	:	Internal Road / Open Plot
		South	:	Internal Road / Sai Leela Galaxy Building
		East	:	Rai Heaven Building
		West	:	Internal Road / Gopal Krishna Park CHSL
				As per Agreement
				Details not available
				Details not available
				Details not available
				Details not available
13.		Dimensions of the site		N. A. as property under consideration is a flat in an apartment building.
				A
				B
				Actual
				As per the Deed
		North	:	-
		South	:	-
		East	:	-
		West	:	-
14.		Extent of the site	:	Carpet Area in Sq. Ft. = 741.00



		Open Terrace Area in Sq. Ft. = 56.00 (Area as per actual site measurement)
		Built Up Area in Sq. Ft. = 1,035.00 Open Terrace Area in Sq. Ft. = 45.00 Total Built Up Area in Sq. Ft. = 1,080.00 (Area as per Agreement for sale)
14.	Latitude, Longitude & Co-ordinates of flat	: 19°13'06.1"N 73°07'55.7"E
15.	Extent of the site considered for Valuation (least of 13A & 13B)	: Total Built Up Area in Sq. Ft. = 1,080.00 (Area as per Agreement for sale)
16.	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	: Vacant
II APARTMENT BUILDING		
1.	Nature of the Apartment	: Residential
2.	Location	:
	C.T.S. No.	: Survey No. 53, Hissa No. 5, 6 & 7
	Block No.	: -
	Ward No.	: -
	Village / Municipality / Corporation	: Village – Tisgaon Kalyan Dombivali Municipal Corporation
	Door No., Street or Road (Pin Code)	: Residential Flat No. 701, 7 th Floor, Wing – B, " Krishna Heights Co-op. Hsg. Soc. Ltd. ", Village Tisgaon, Kalyan (East), Thane – 421 306, State – Maharashtra, Country – India.
3.	Description of the locality Residential / Commercial / Mixed	: Residential
4.	Year of Construction	: 2016 (As per Part Occupancy Certificate)
5.	Number of Floors	: Part Ground + Part Stilt + 7 Upper Floors
6.	Type of Structure	: R.C.C. Framed Structure
7.	Number of Dwelling units in the building	: 4 Flats of 7 th Floor
8.	Quality of Construction	: Good
9.	Appearance of the Building	: Good
10.	Maintenance of the Building	: Good
11.	Facilities Available	:
	Lift	: 1 Lift
	Protected Water Supply	: Municipal Water supply
	Underground Sewerage	: Connected to Municipal Sewerage System
	Car parking - Open / Covered	: Open / Covered Parking
	Is Compound wall existing?	: Yes
	Is pavement laid around the building	: Yes
III FLAT		
1	The floor in which the flat is situated	: 7 th Floor
2	Door No. of the flat	: Residential Flat No. 701

3	Specifications of the flat	:	
	Roof	:	R.C.C. Slab
	Flooring	:	Vitrified Tile Flooring
	Doors	:	Teak wood door frame with flush doors
	Windows	:	Powder Coated Aluminum Sliding Windows
	Fittings	:	Concealed plumbing with C.P. fittings. Concealed wiring
	Finishing	:	Cement Plastering
4	House Tax	:	
	Assessment No.	:	Details not available
	Tax paid in the name of:	:	Details not available
	Tax amount:	:	Details not available
5	Electricity Service connection No.:	:	Details not available
	Meter Card is in the name of:	:	Details not available
6	How is the maintenance of the flat?	:	Good
7	Sale Deed executed in the name of	:	Mr. Ashish Shambhunath Jha & Mrs. Savitridevi Shambhunath Jha
8	What is the undivided area of land as per Sale Deed?	:	Details not available
9	What is the plinth area of the flat?	:	Built Up Area in Sq. Ft. = 1,035.00 Open Terrace Area in Sq. Ft. = 45.00 Total Built Up Area in Sq. Ft. = 1,080.00 (Area as per Agreement for sale)
10	What is the floor space index (app.)	:	As per local norms
11	What is the Carpet Area of the flat?	:	Carpet Area in Sq. Ft. = 741.00 Open Terrace Area in Sq. Ft. = 56.00 (Area as per actual site measurement)
12	Is it Posh / I Class / Medium / Ordinary?	:	Medium
13	Is it being used for Residential or Commercial purpose?	:	Residential purpose
14	Is it Owner-occupied or let out?	:	Vacant
15	If rented, what is the monthly rent?	:	₹ 14,000.00 expected rental income per month
IV	MARKETABILITY		
1	How is the marketability?	:	Good
2	What are the factors favouring for an extra Potential Value?	:	Located in developed area
3	Any negative factors are observed which affect the market value in general?	:	No
V	Rate	:	
1	After analyzing the comparable sale instances, what is the composite rate for a similar flat with same specifications in the adjoining locality? - (Along with details / reference of at - least two latest deals / transactions with respect to	:	₹ 5,500.00 to ₹ 6,500.00 per Sq. Ft. on Built Up Area



	adjacent properties in the areas)		
2	Assuming it is a new construction, what is the adopted basic composite rate of the flat under valuation after comparing with the specifications and other factors with the flat under comparison (give details).	:	₹ 6,400.00 per Sq. Ft. ₹ 6,166.00 per Sq. Ft. (after depreciation)
3	Break – up for the rate	:	
	I. Building + Services	:	₹ 2,600.00 per Sq. Ft.
	II. Land + others	:	₹ 3,800.00 per Sq. Ft.
4	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	:	₹ 56,385.00 per Sq. M. i.e. ₹ 5,238.00 per Sq. Ft.
	Guideline rate obtained from the Registrar's office (after depreciation)	:	₹ 48,048.00 per Sq. M. i.e. ₹ 4,464.00 per Sq. Ft.
5	In case of variation of 20% or more in the valuation proposed by the Valuer and the Guideline value provided in the State Govt. notification or Income Tax Gazette justification on variation has to be given	:	It is a foregone conclusion that market value is always more than the RR price. As the RR Rates area Fixed by respective State Government for computing Stamp Duty / Rgstrn. Fees. Thus the differs from place to place and Location, Amenities per se as evident from the fact than even RR Rates Decided by Government Differs.
VI	COMPOSITE RATE ADOPTED AFTER DEPRECIATION		
a	Depreciated building rate	:	
	Replacement cost of flat with Services (v(3)i)	:	₹ 2,600.00 per Sq. Ft.
	Age of the building	:	6 Years
	Life of the building estimated	:	54 years Subject to proper, preventive periodic maintenance & structural repairs.
	Depreciation percentage assuming the salvage value as 10%	:	9.00%
	Depreciated Ratio of the building	:	-
b	Total composite rate arrived for Valuation	:	
	Depreciated building rate VI (a)	:	₹ 2,366.00 per Sq. Ft.
	Rate for Land & other V (3) ii	:	₹ 3,800.00 per Sq. Ft.
	Total Composite Rate	:	₹ 6,166.00 per Sq. Ft.
	Remarks:		



Details of Valuation:

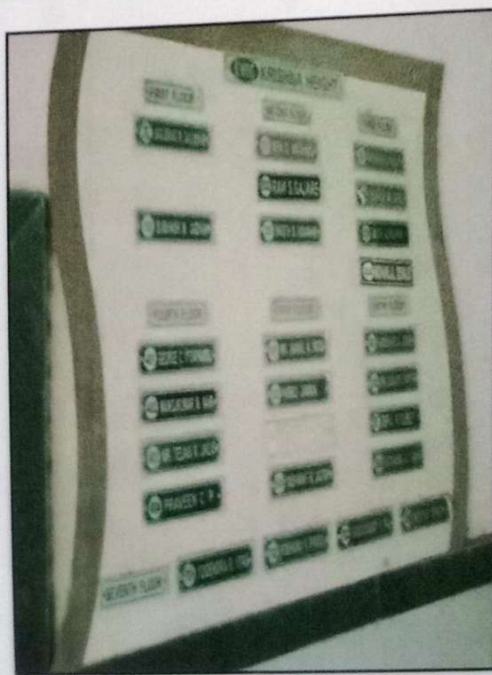
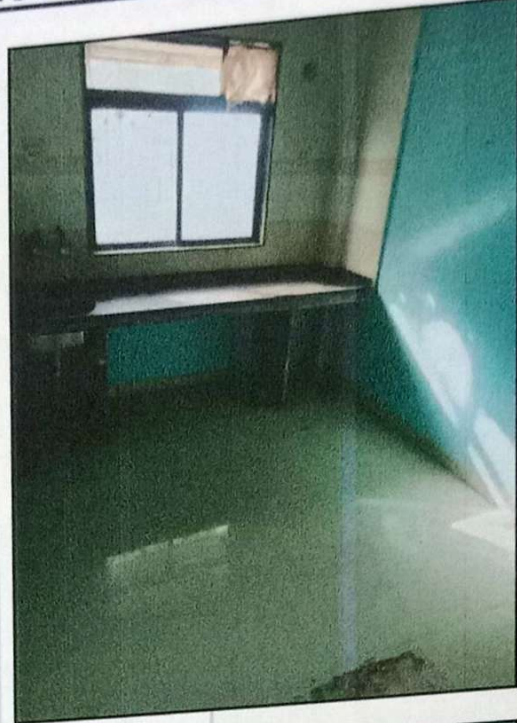
Sr. No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the flat (incl. car parking, if provided)	1,080.00 Sq. Ft.	6,166.00	66,59,280.00
2	Wardrobes			
3	Showcases			
4	Kitchen arrangements			
5	Superfine finish			
6	Interior Decorations			
7	Electricity deposits / electrical fittings, etc.			
8	Extra collapsible gates / grill works etc.			
9	Potential value, if any			
10	Others			
	Total / Realizable value of the property			66,59,280.00
	Insurable value of the property (1,080.00 X 2,600.00)			28,08,000.00
	Guideline value of the property (1,080.00 X 4,464.00)			48,21,120.00

The sales comparison approach uses the market data of sale prices to estimate the value of a real estate property. Property valuation in this method is done by comparing a property to other similar properties that have been recently sold. Comparable properties, also known as comparables, or comps, must share certain features with the property in question. Some of these include physical features such as square footage, number of rooms, condition, and age of the building; however, the most important factor is no doubt the location of the property. Adjustments are usually needed to account for differences as no two properties are exactly the same. To make proper adjustments when comparing properties, real estate appraisers must know the differences between the comparable properties and how to value these differences. The sales comparison approach is commonly used for Residential Flat, where there are typically many comparables available to analyze. As the property is a residential flat, we have adopted Sale Comparison Approach Method for the purpose of valuation. The Price for similar type of property in the nearby vicinity is in the range of ₹ 5,500.00 to ₹ 6,500.00 per Sq. Ft. on Built Up Area. Considering the rate with attached report, current market conditions, demand and supply position, Flat size, location, upswing in real estate prices, sustained demand for Residential Flat, all round development of commercial and residential application in the locality etc. We estimate ₹ 6,166.00 per Sq. Ft. on Built Up Area for valuation.

Impending threat of acquisition by government for road widening / public service purposes, sub merging & applicability of CRZ provisions (Distance from sea-cost / tidal level must be incorporated) and their effect on	
i) Saleability	Good
ii) Likely rental values in future in	₹ 14,000.00 expected rental income per month
iii) Any likely income it may generate	Rental Income



Actual site photographs



10/01/2022

सूची क्र.2

दुय्यम निबंधक : सह. दु.नि. कल्याण 5

दस्त क्रमांक : 229/2022

नोंदणी :

Regn:63m

गावाचे नाव : तिसगाव

(1) विलेखाचा प्रकार	करारनामा
(2) गोबदला	5850000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	5433333.6232
(4) भू-मापन, पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव: कल्याण-डोंबिवली इतर वर्णन :, इतर माहिती: मौजे तिसगाव तालुका कल्याण जिल्हा ठाणे येथील सर्वे नं 53 हिस्सा नं 5 हिस्सा नं 6 हिस्सा नं 7 या वरील कृष्णा हार्डटस को ऑप हौसिंग सोसायटी लिमिटेड मधील विंग वी, सदनिका नं 701, सातवा मजला, क्षेत्र 1035 चौ फूट वांधीव + 45 चौ फूट ओपन टेरेस = 1080 चौ फूट((Survey Number : 53 ; HISSA NUMBER : 5 ;))
(5) क्षेत्रफळ	1) 1080 चौ.फूट
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-वर्षा योगेंद्र व्यास वय:-42; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: डी - 44, सागर सी एच एम प्लॉट नं 202, आय इ एस शाळे जवळ, चारकोप, सेक्टर नं 2, कांदिवली पश्चिम, मुंबई, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, मुम्बई. पिन कोड:-400067 पॅन नं:-AVHPV2653E
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-आशिष शंभूनाथ झा वय:-27; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: रूम नं 5, प्रवीण निवास, हनुमान नगर, काटेमानेवली नाका, विश्वास शाळे जवळ, कल्याण पूर्व तालुका -कल्याण, जिल्हा - ठाणे, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-421306 पॅन नं:-AUMPJ8125B 2): नाव:-सावित्रीदेवी शंभूनाथ झा वय:-52; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: रूम नं 5, प्रवीण निवास, हनुमान नगर, काटेमानेवली नाका, विश्वास शाळे जवळ, कल्याण पूर्व तालुका -कल्याण, जिल्हा - ठाणे, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-421306 पॅन नं:-AOPPJ4160H
(9) दस्तऐवज करून दिल्याचा दिनांक	10/01/2022
(10) दस्त नोंदणी केल्याचा दिनांक	10/01/2022
(11) अनुक्रमांक, खंड व पृष्ठ	229/2022
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	351000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	

सह. दुय्यम निबंधक वर्ग-२
कल्याण क्र.५

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- : (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.



AGREEMENT FOR SALE AND TRANSFER

THIS AGREEMENT is made on this 10th January, 2022 at Tisgaon, Kalyan.

क.ल.न.-७	
दस्त क्र. २२९	२०२२
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BETWEEN

SMT. VARSHA YOGENDRA VYAS, Age- 42 years, PAN No. AVHPV2653E, Indian Inhabitant, residing at D-44, Sagar CHS, Plot No. 202, Near I. E. S. School Charkop, Sector No. 2, Kandivali West, Mumbai 400067 hereinafter referred as "THE TRANSFEROR" (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to include her/ his heirs, executors and administrators) of the **ONE PART**

AND

1. MR. ASHISH SHAMBHUNATH JHA, Age- 27 years, PAN No. AUMPJ8125B, 2. MRS. SAVITRIDEVI SHAMBHUNATH JHA, Age-52 years, PAN No. AOPPJ4160H, Indian Inhabitants, both residing Room No. 5, Pravin Niwas, Hanuman Nagar, Katemanivali Naka, Opp. Vishwas School, Kalyan East, Dist. Thane-421306 hereinafter called "THE TRANSFEREES" (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to include his heirs, executors, administrators and assigns) of the **OTHER PART**



सावित्री व्यास

WHEREAS:

Varsha Vyas

Ashish Jha

i) The Transferor is the owner and member of Krishna Heights Co-Operative Housing Society Ltd. Registered vide No. TNA/KEN/HSG/(FC)/28739/2016-2017/Year 2016 Dated 29/06/2016 under the Maharashtra Co-operative Societies Act, 1960 and as such a member she is occupying as an owner a residential premise being a Flat bearing No. 701, Area admeasuring about 1035 Sq. Fts. Built up + 45 Sq. Fts. Open Terrace i.e. 1080 Sq. Fts. on the 7th Floor of the Building "KRISHNA HEIGHTS" which is presently known as Krishna Heights Co-Operative Housing Society Ltd., B Wing, constructed on Survey No. 53 Hissa No. 5,6 &7, in Mauje / Village - Tisgaon and or thereabouts at Kalyan, Taluka - Kalyan, Dist - Thane within the Local limits of Kalyan Dombivali Municipal Corporation. (Hereinafter Referred to as The "Said Premises").

ii) Late. Mr. Yogendra Ravindra Vyas had purchased the said flat from M/s. Gopal Krishna Developers through its Partner Shri. Amit Suresh Sonawane by virtue of an Agreement for sale dated 11/09/2009 duly registered dated 17/09/2009 with the Sub-Registrar Kalyan - 2 under No 6342/2009. But Yogendra Ravindra Vyas expired on 27/06/2015 and after his demise, the transferor Smt. Varsha Yogendra Vyas i.e. spouse of deceased has become the absolute owner of the said property. The transferor i.e. Smt. Varsha Yogendra Vyas has been granted the Heirship Certificate under Bombay Regulation Act VIII,1827 dated 10/09/2018 by the Honorable Court of Civil Judge S. D. Kalyan vide M. A. No.



The area of the said flat is about 1035 Sq. Fts. Built up + 45 Sq. Fts. Open Terrace i.e. 1080 Sq. Fts.

iv) The Transferor has agreed to sell the said flat unto the Transferees at a consideration price of Rs. 58,50,000/- (Rupees Fifty-Eight

Lakhs Fifty Thousand
objection at any time
The Transferor
acknowledges to
Fifty Thousand
Lakhs Fifty Thousand
consideration of the

DATE	BANK NAME
15/10/2021	Bank of Maharashtra
18/12/2021	Saraswati
18/12/2021	Saraswati
21/12/2021	Saraswati
05/01/2022	Saraswati
06/01/2022	Saraswati
07/01/2022	Saraswati
Total	

v) The delivery of the said flat by the Transferor to the Transferees for Rs. 52,00,000/- has been effectively paid and the financial interest on the said flat by the Transferor has been cancelled and the Transferees are not liable to pay interest on the said flat. If they fail to execute the said agreement, the Transferor may cancel the said agreement and he may transfer the said flat to the Transferees and they may pay interest on the said flat.

vi) The Transferor has agreed to sell the said flat unto the Transferees at a consideration price of Rs. 58,50,000/- (Rupees Fifty-Eight

Varsha Vyas

[Signature]

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क.ल.म. - ५	
वस्तु क्र. २२८	२०२२
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11. The Transferor is not bound to execute any Deed of Conveyance in favour of the Transferee/s as it is not required. However, if the Transferees require any other documents to complete his/their title the Transferor will do so but at the costs of the Transferee/s.

12. The premium or fee required to be paid to the society for its consent to the transfer of the said flat is borne and paid equally by the Transferor and Transferee/s.

13. All expenses such as Stamp Duty, Registration fees and other out of pocket expenses incidental to this transaction has been borne and paid by the Transferee/s.

THE SCHEDULE ABOVE REFERRED TO :

All those residential premises bearing Flat bearing No. 701, area admeasuring about 1035 Sq. Fts. Built up + 45 Sq. Fts. Open Terrace i.e. 1080 Sq. Fts. on the 7th Floor of the Building "KRISHNA HEIGHTS" which is presently known as Krishna Heights Co-Operative Housing Society Ltd., B Wing, constructed on Survey No. 53 Hissa No. 5,6 &7, in Mauje / Village - Tisgaon and or thereabouts at Kalyan, Taluka - Kalyan, Dist - Thane within the Local limits of Kalyan Dombivali Municipal Corporation.



In witness whereof the parties hereto have set and subscribed their respective hand on the day and the year first hereinabove written.

Varsha Vyas

[Signature]

सावित्री मा

Signed and Delivered
Within named THE T
SMT. VARSHA YO

Signed and Delivered
within named THE T
1. MR. ASHISH SH

2. MRS. SAVITRI

in the presence of

1. Mrs. Rohi
R/o:- Kris

2. Mr. Sha
R/o : Roc

क.ल.न.-५

दस्त क्र. २२८ २०२२

५३ ८३

कल्याण डोंबिवली महानगरपालिका, कल्याण

नगररचना विभाग

भाग बांधकाम पूर्णत्वाचा दाखला

(इमारत विंग 'A', 'B', 'C', 'D', 'E' करिता)



जा.क.कडोमपा नरवि / सीसी / कवि / ७६
दिनांक - ३०/५/२०२२

प्रति,

श्री. हरिश्चंद्र गोविंद गायकवाड व इतर

कु.मु.प.धा :- सुरेश सिताराम सोनावणे व इतर

व्यारा:- श्री. दिलीप तांबडे, कल्याण

स्ट्रक्चरल इंजिनियर :- विनायक चोपडेकर अॅन्ड असोसिएट्स

वास्तुशिल्पकार, श्री. दिलीप तांबडे, कल्याण यांचे दि. ०२/०९/२०१४, चे अर्जावरून दाखला देण्यात येतो. त्यांनी कल्याण डोंबिवली महानगरपालिका हद्दीत स.नं. ५३, हि.नं. ५, ६, ७, प्लॉट नं. १, मॉडेल - तिसरा, येथे महानगरपालिका यांचेकडील सुधारित बांधकाम परवानगी जावक कडोमपा / नरवि / धाण / कवि / २०१३ - १४/१४३ दि. ११/१२/२०१३ अन्वये मंजूर केलेल्या नकाशा प्रमाणे राहणेसाठी बांधकाम पूर्ण केले आहे.

सर्व त्यांना सोबतच्या नकाशेमध्ये हिरव्या रंगाने दुरुस्ती दाखविल्याप्रमाणे समेकित बांधकामाची वापर परवानगी देण्यात येत आहे.

अ.क्र.	मजले	विंग 'A'	विंग 'B'	विंग 'C'	विंग 'D'	विंग 'E'	एकूट सदनिका
१	तळ मजला	-----	-----	-----	-----	-----	-----
२	पहिला मजला	४ सदनिका	४ सदनिका	४ सदनिका	४ सदनिका	४ सदनिका	२०
३	दुसरा मजला	४ सदनिका	४ सदनिका	४ सदनिका	४ सदनिका	४ सदनिका	२०
४	तिसरा मजला	४ सदनिका	४ सदनिका	४ सदनिका	४ सदनिका	४ सदनिका	२०
५	चौथा मजला	४ सदनिका	४ सदनिका	४ सदनिका	४ सदनिका	४ सदनिका	२०
६	पाचवा मजला	४ सदनिका	४ सदनिका	४ सदनिका	४ सदनिका	४ सदनिका	२०
७	सहावा मजला	४ सदनिका	४ सदनिका	४ सदनिका	४ सदनिका	४ सदनिका	२०
८	सातवा मजला	४ सदनिका	४ सदनिका	४ सदनिका	४ सदनिका	४ सदनिका	२०
	एकूण	२८ सदनिका	२८ सदनिका	२८ सदनिका	२८ सदनिका	४२ सदनिका	६२४४.८९

अटी:-

- १) भविष्यात रस्ता रुंदीकरणासाठी जागा लागल्यास ती इमारतीच्या सामागिक नगरपालिका विनामूल्य हस्तांतरित करावी लागेल.
- २) मंजूरी व्यतिरिक्त जागेवर बांधकाम केल्याचे आढळल्यास ते पूर्वसूचना न देता तोडून टाकण्यात येईल.
- ३) पाणी पुरवठा उपलब्ध करून देण्याची जबाबदारी पाणी पुरवठा सुधारणा होईपर्यंत महानगरपालिकेची राहणार नाही.
- ४) प्रस्तुत इमारतीच्या पोहच रस्त्याबाबत भविष्यात कोणतीही तक्रार आल्यास त्याचे निराकरण करण्याची सर्वस्वी जबाबदारी आपली राहिल.
- ५) यु.एल.सी. कलम २० खालील शासन ठरव्याच्या सदनिका अंतिम वापर परवानगी देण्यापूर्वी तक्रार करणे आपणावर बांधनकारक राहिल.
- ६) अंतिम बांधकाम पूर्णत्वाचा दाखला घेण्यापूर्वी ए.डी. विभागाकडील ना हरकत दाखला सादर करणे आपणावर बांधनकारक राहिल.

प्रत:-

- १) कर निर्धारक व संकलक, क.डो.म.पा. कल्याण
- २) प्रभाग क्षेत्र अधिकारी



प्र. सहाय्यक संचालक, नगररचना
कल्याण डोंबिवली महानगरपालिका, कल्याण

क.ल.न.-५

कल्याण डोंबिवली महानगरपालिका, कल्याण

दस्त क्र. २२९ २०२२

५३ ८३

नगररचना विभाग

भाग बांधकाम पूर्णत्वाचा दाखला

(इमारत विंग 'A', 'B', 'C', 'D', 'E' करिता)



जा.क.कडोमपा नरवि / सीसी / कवि / ७६
दिनांक - ३०/५/२०२३

प्रति,

श्री. हरिश्चंद्र गोविंद गायकवाड व इतर

कु.मु.प.धा :- सुरेश सिताराम सोनावणे व इतर

द्वारा:- श्री. दिलीप तांबडे, कल्याण

स्ट्रक्चरल इंजिनियर :- विनायक चोपडेकर अँड असोसिएट्स

वास्तुशिल्पकार, श्री. दिलीप तांबडे, कल्याण यांचे दि. ०२/०९/२०१४, चे अर्जावरून दाखला देण्यात येतो की त्यांनी कल्याण डोंबिवली महानगरपालिका हद्दीत स.नं. ५३, हि.नं. ५, ६, ७, प्लॉट नं. १, मॉडे - तिसगाव, येथे महानगरपालिका यांचेकडील सुधारित बांधकाम परवानगी जावक क कडोमपा / नरवि / धांप / कवि / २०१३ - १४/१४३ दि. ११/१२/२०१३ अन्वये मंजूर केलेल्या नकाशा प्रमाणे राहणेसाठी बांधकाम पूर्ण केले आहे.

सर्व बांधकामाची वापर परवानगी देण्यात येत आहे.

अ.क्र.	मजले	विंग 'A'	विंग 'B'	विंग 'C'	विंग 'D'	विंग 'E'	एकूट क्षेत्र (चौरस मी.)
१	तळ मजला	-----	-----	-----	-----	-----	-----
२	पहिला मजला	४ सदनिका	४ सदनिका	४ सदनिका	४ सदनिका	४ सदनिका	८० रु.
३	दुसरा मजला	४ सदनिका	४ सदनिका	४ सदनिका	४ सदनिका	४ सदनिका	८० रु.
४	तिसरा मजला	४ सदनिका	४ सदनिका	४ सदनिका	४ सदनिका	४ सदनिका	८० रु.
५	चौथा मजला	४ सदनिका	४ सदनिका	४ सदनिका	४ सदनिका	४ सदनिका	८० रु.
६	पाचवा मजला	४ सदनिका	४ सदनिका	४ सदनिका	४ सदनिका	४ सदनिका	८० रु.
७	सहावा मजला	४ सदनिका	४ सदनिका	४ सदनिका	४ सदनिका	४ सदनिका	८० रु.
८	सातवा मजला	४ सदनिका	४ सदनिका	४ सदनिका	४ सदनिका	४ सदनिका	८० रु.
	एकूण	२८ सदनिका	२८ सदनिका	२८ सदनिका	२८ सदनिका	४२ सदनिका	६२४.८९

अटी:-

- भविष्यात रस्ता रुंदीकरणासाठी जागा लागल्यास ती इमारतीच्या सामागिक नगररचना व ल.म.पा.विनामूल्य हस्तांतरित करावी लागेल.
- मंजूरी व्यतिरिक्त जागेवर बांधकाम केल्याचे आढळल्यास त पूर्वसूचना न देता तोडून टाकण्यात येईल.
- पाणी पुरवठा उपलब्ध करून देण्याची जबाबदारी पाणी पुरवठा सुधारणा होईपर्यंत महानगरपालिकेची राहण्य नाही.
- प्रस्तुत इमारतीच्या पोहच रस्त्याबाबत भविष्यात कोणतीही तक्रार आल्यास त्याचे निराकरण करण्याची सर्वस्वी जबाबदारी आपली राहिल.
- यु.एन.सी. कलम २० खालील भागात २२ बाबत्याच्या सदनिका अंतिम वापर परवानगी देण्याची सादर करणे आपणावर बंधनकारक राहिल.
- अंतिम बांधकाम पूर्णत्वाचा दाखला घेण्याची सादर करणे आपणाकडोस ना हरकत दखलता सादर करणे आपणावर बंधनकारक राहिल.

प्रति:-

१) कर निर्धारक व संकलक, कडोमपा, कल्याण

२) प्रभाग क्षेत्र अधिकारी



१. सहाय्यक संचालक, नगररचना

कल्याण डोंबिवली महानगरपालिका, कल्याण